

Brookline Preservation Commission

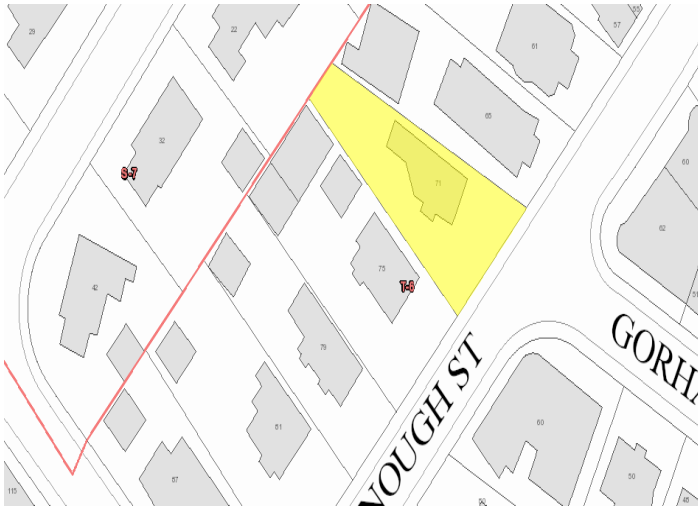
Demolition Application Report

Address: 71 Greenough Street

Petitioner: 71 Greenough Street, LLC, applicant

Building Type: House and Garage

National Register Listing (if Applicable): N/A



Assessor's Photo Not Available

Historical/Architectural Significance:

The land on which 71 Greenough Street sits was once a part of a larger parcel originally owned by Crafts & Clark. Shortly after, the Town of Brookline used town funds to improve Gorham Avenue, a portion of which was subsequently renamed Greenough Street. In 1875, the pair divided their holdings into smaller, buildable lots. A previous owner of the property was told by previous tenants of the property that James H. Boody constructed the trio of houses at 71 Greenough Street (1877-78), 75 Greenough Street (1878-79, since demolished), and 79 Greenough Street (1878-1879) upon purchasing the house in 1974. While stylistic similarities between these building are strong evidence that support this claim, it remains unsubstantiated. Primary source evidence does confirm that Boody purchased the present site of 71 Greenough Street and erected the house, which he used as his personal residence, and a garage on the lot in 1877 or 1778. No architect or builder for this property is known.

Boody was a house, sign, and decorative painter whose career in Brookline spanned three decades. He received numerous commissions from the Town of Brookline, including painting the signage for the station on Monmouth Street and the exterior of the Longwood School. Although he achieved moderate professional success, his obituary instead highlighted his civic contributions to the town. He was selective in his service, only serving as a Trustee of the Brookline Savings Bank and a member of the Public Library Commission, but kept closely in touch with town officers and advised many officials on town matters. Boody remained the house with two of his three daughters until his premature death in 1910. Boody's daughters continued to live in the house well after his death, with his eldest daughter, Mildred, residing there until her own passing in 1926. The house remained in the Boody family until 1965, when the estate of Mary Boody, James' daughter, conveyed the property to a new owner.

The house at 71 Greenough Street is an example of a late-nineteenth-century vernacular dwelling and was designed with a 3-bay façade situated beneath an L-shaped roof. The building rises 2 ½ stories from an uncut stone foundation to an asphalt-clad roof, is clad in aluminum siding installed over clapboards, and primarily features 2/2 single glazed, double hung windows secured behind aluminum storm windows. Each gable end is adorned with simple but delicate wooden decorations beneath the eaves and is topped with a finial. The façade is dominated by a one-story porch supported by square columns that continues around a portion of the south elevation. The porch is accessed by a set of south-facing steps covered by a gabled overhang that is embellished with a finial identical to those found on the gable peaks. A one-story, rectangular bay protrudes slightly off-center from the gable on the south elevation. An irregularly massed, two-story addition capped with a shed roof spans the length of the rear elevation. A one-story addition with a flat roof protrudes from the north end of the first addition.

The house has undergone considerable alterations since its construction. Of particular note is the removal of the majority of the ornamentation that once adorned the building. In 1976, a neighbor noted that much of the original detail had been removed and remembered the building having rich ornamentation around the windows and equally as ornate porch details. Other significant alterations include the replacement of select windows at various times, the construction of a full-height addition at the rear in 1980 and one-story addition behind post 1980, the installation of aluminum siding in 1965, and the rebuilding of the porch in 2016, although the porch had already been brutally altered prior to its replacement. Regardless of these alterations, the building remains legible and a sound example of nineteenth-century vernacular architecture in Brookline.

A two story, cross gable garage with a centered peak sits at the southwest corner of the lot. Research indicates this building is not the frame garage shown on the 1888 Bromley Atlas, which was demolished in 1965, but a later 2000 building.

The house retains integrity of location, setting, design, feeling, and association.

The house at 75 Greenough Street meets the following criteria for an initial determination of significance:

- c. The building is associated with one or more significant historic persons or events, or with the broad architectural, cultural, political, economic, or social history of the Town or Commonwealth; and
- d. The building is historically or architecturally significant in terms of its period, style, method of construction, or its association with a significant architect or builder, either by itself or as part of a group of buildings.



Aerial view of 71 Greenough Street, looking west.



Aerial view of 71 Greenough Street, looking south.



Aerial view of 71 Greenough Street, looking east.



Aerial view of 71 Greenough Street, looking north.



View of façade from Greenough Street, taken by staff
November 2021



View of façade and south elevation from Greenough
Street, taken by staff November 2021



View of façade and north elevation from
Greenough Street, taken by staff November
2021



Partial view of garage from Greenough
Street, taken by staff November 2021



Property as shown on the 1874 *Atlas of the Town of Brookline, Massachusetts*, published by G.M Hopkins & Co.



Property as shown on the 1888 *Atlas of the Town of Brookline, Massachusetts*, published by G.W. Bromley & Co.